Antrim and Newtownabbey BOROUGH COUNCIL

Planning Section: 0300 123 6677 www.antrimandnewtownabbey.gov.uk

Planning Committee Meeting – Monday 21 September 2026
Schedule of Applications expected to be considered

PLANNING APPLICATION NO: LA03/2026/0183/F

PROPOSAL: Erection of a warehouse building with ancillary office space, external yard, HGV and car parking, including all associated, site works, landscaping and infrastructure

SITE/LOCATION: Lands at Ballyearl Business Park and approx 150m south of Houstons Corner Roundabout, Newtownabbey, BT36 4TP

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2025/0256/F

PROPOSAL: Demolition of existing buildings and construction of 30no. Social / Affordable housing flats (9no. 2 person 1 bed units, 20no. 3 person 2 bed units and 1no. 5 person 3 bed units) including private and communal amenity spaces, access, car parking, cycle bays, landscaping, bin storage and all associated works.

SITE/LOCATION: 1-23 Hazeldene Flats, Antrim, BT41 2BB

RECOMMENDATION: **GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2024/0753/F

PROPOSAL: Proposed storage and distribution facility comprising warehousing, ancillary offices, and staff welfare accommodation together with ancillary plant equipment and associated display / storage yards; site preparation work; parking areas and associated landscaping.

SITE/LOCATION: Access to the site via Long Rig Road.

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Paragraph 6.87 of the Strategic Planning Policy Statement and Polices SP 1.11 and DM 2 'Economic Development – Countryside' of the Antrim and Newtownabbey Plan Strategy in that there is no overriding reason why the proposal is essential within this rural location and cannot be located within a settlement.

2. The proposal is contrary to Paragraph 6.88 of the Strategic Planning Policy Statement and Policy DM 2.9 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the proposal will make a significant contribution to the regional economy or that a countryside location is deemed necessary due to its size or site-specific

requirements and that need cannot be met on a site within or adjacent to a settlement.

3. The proposal is contrary to paragraph 6.70 of the SPPS and Policy DM 27.2 of the Antrim and Newtownabbey Plan Strategy in that the site does not have the capacity to absorb a building of this scale, lacks integration and a suitable degree of enclosure; the development would create a prominent and obtrusive feature in the landscape; and relies on substantial new landscaping for integration purposes.

4. The proposal is contrary to paragraph 6.70 of the SPPS Policy DM 27.3 of the Antrim and Newtownabbey Plan Strategy in that the proposal will have a detrimental change to the rural character of the area through creating a prominent feature in the landscape.

PLANNING APPLICATION NO: LA03/2025/0918/F

PROPOSAL: Retention of the subdivision of Unit 3 and change of use from retail to a personal training facility

SITE/LOCATION: Unit 3B, Amelia House, 2 Avondale Drive, Ballyclare, BT39 9EA

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Paragraphs 4.11 and 4.12 of the Strategic Planning Policy Statement, Edition 2, Policy DM 28 and Policy DM 50 of the Antrim and Newtownabbey Plan Strategy, as it has not been sufficiently demonstrated that the development would not result in an unacceptable adverse impact on the amenity of existing or future occupiers of adjoining or nearby properties by way of noise and disturbance.

PLANNING APPLICATION NO: LA03/2026/0149/F

PROPOSAL: Retention of change of use of building to independent studio living accommodation

SITE/LOCATION: 37 Templeton Park, Templepatrick, Ballyclare, BT39 0AU

RECOMMENDATION: **REFUSE PLANNING PERMISSION**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.137 and fails to meet the provisions of Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that the density and pattern of development is not in keeping with the character of the established residential area.

2. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.137 and fails to meet the provisions of Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the design and appearance of the building is not reflective of the dwellings found in the surrounding area and does not represent a high quality design as the floor area provided falls below the recommend space standards for a residential unit.

3. The proposal is contrary to Policy DM 17 of the Antrim and Newtownabbey Plan Strategy in that the private open space

provision for both dwelling units within the application site falls below that set out in Creating Places – Achieving Quality in Residential Environments (2000).

4. The proposal is contrary to the provisions contained in the Strategic Planning Policy Statement paragraph 6.311 and fails to meet the provisions of Policy DM 10 of the Antrim and Newtownabbey Plan Strategy in that inadequate provision has been made for parking to serve the existing dwelling and the proposed independent studio accommodation.

5. The proposal is contrary to the provisions contained within the Strategic Planning Policy Statement paragraph 4.12 and fails to meet the provisions of Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that the proposal would result in an unacceptable adverse impact on the occupiers of the existing dwelling at No. 37 Templeton Park in terms of overlooking and loss of privacy and the subject building would also be subject to overlooking and lack of privacy from the occupants at No. 37 Templeton Park

PLANNING APPLICATION NO: LA03/2026/0226/S54

PROPOSAL: Retention of existing shed for the storage of timber and other building materials/goods, and the erection of an additional shed joined to its western side, for the same purpose (Removal of Condition 3 from Planning Approval LA03/2024/0254/F: There shall be no external storage of timber with the yard area shaded yellow on Drawing No 03/1 dated 3 September 2024)

SITE/LOCATION: W J Walker Ltd, 205 Doagh Road, Newtownabbey, BT36 6AD

RECOMMENDATION: **Refuse Section 54 Application**

PROPOSED REASONS FOR REFUSAL:

1. The proposal is contrary to Paragraph 4.31 of the Strategic Planning Policy Statement Edition 2 and Policy DM 25 of the Antrim and Newtownabbey Plan Strategy in that the development would have a detrimental impact on the character and appearance of the area due to the appearance of the proposed external storage yard.

2. The proposal is contrary to Paragraph 4.11 of the Strategic Planning Policy Statement Edition 2 and Policy DM 28 of the Antrim and Newtownabbey Plan Strategy in that it has not been demonstrated that the development would not have a significant detrimental impact on residential amenity by way of noise.

PLANNING APPLICATION NO: LA03/2026/0177/A

PROPOSAL: Retention of 12 no. shop signs & 10 no. building wraps

SITE/LOCATION: Unit 1, 290 Antrim Road, Newtownabbey, BT36 7QT

RECOMMENDATION: **GRANT ADVERTISEMENT CONSENT**

PLANNING APPLICATION NO: LA03/2026/0496/A

PROPOSAL: 1 Digital Advertisement Unit

SITE/LOCATION:	Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT66 6JY
RECOMMENDATION:	**GRANT ADVERTISEMENT CONSENT**

PLANNING APPLICATION NO: LA03/2026/0495/F

PROPOSAL:	Proposed installation of telephone kiosk on public footpath
SITE/LOCATION:	Public footpath approximately 23 metres east of 224 Carnmoney Road, Newtownabbey, BT36 6JY
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0498/A

PROPOSAL:	1 Digital Advertisement Unit
SITE/LOCATION:	Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
RECOMMENDATION:	**GRANT ADVERTISEMENT CONSENT**

PLANNING APPLICATION NO: LA03/2026/0497/F

PROPOSAL:	Proposed installation of telephone kiosk on the public footpath
SITE/LOCATION:	Public Footpath 0.15m north of Edmund Rice College, 96-100 Hightown Road, Newtownabbey, BT36 7AU
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

PLANNING APPLICATION NO: LA03/2026/0468/F

PROPOSAL:	Change of use of shop/reception and garden exhibition area to proposed ice-cream parlour and associated ancillary space.
SITE/LOCATION:	Antrim Castle Gardens and Clotworthy House, 20 Randalstown Road, Antrim, BT41 4LH
RECOMMENDATION:	**GRANT PLANNING PERMISSION**

The full Planning Committee Agenda, incorporating the detailed Officer Reports and Recommendations on all the above applications, will be available on our website www.antrimandnewtownabbey.gov.uk on **Wednesday 16 September 2026.**

In accordance with the Council's Protocol for the Operation of the Planning Committee, public speaking rights are available for all applications being presented to the Planning Committee. The Council has prepared a guidance document about how to get involved, again available on our website. It is designed to help you decide if you are eligible to speak and if so how to go about it. Requests to speak at this Planning Committee meeting must be received no later than **Noon on Friday 18 September 2026**.

In addition to attending the meeting in person, the Planning Committee meeting will continue to incorporate the use of technology to provide for remote access to public speakers as necessary. The meeting will also be live streamed on the Council's website via a suitable platform to facilitate members of the public who wish to view the meeting.

Information on all planning applications in the Borough, including the relevant forms and

drawings, consultation responses and any representations received is available to view online using the Northern Ireland Planning Portal. This can be accessed easily from our website.

If you have any queries on the arrangements for the Planning Committee meeting, please contact the Planning Section by telephone on 0300 123 6677 or email at planning@antrimandnewtownabbey.gov.uk for further information.